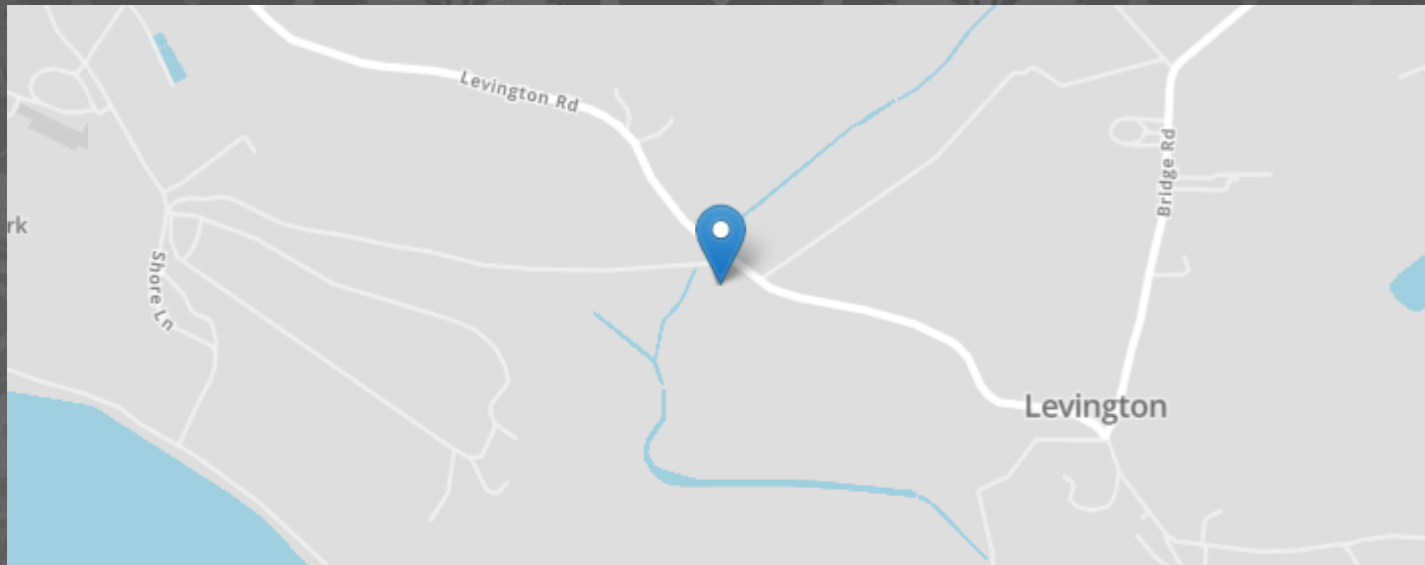
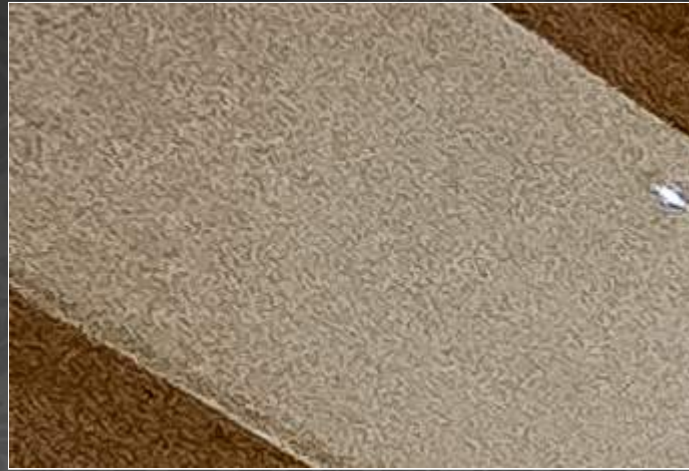


Nacton Road, Levington, Ipswich



- LEVINGTON VILLAGE
- BREAKFAST/GARDEN ROOM
- DOWNSTAIRS CLOAKROOM AND UPSTAIRS FAMILY BATHROOM
- GARDEN APPROXIMATELY 165FT IN LENGTH
- DOWNSTAIRS BEDROOM/STUDY
- KITCHEN AND UTILITY ROOM
- SITTING ROOM WITH LOG BURNER AND INGLENOOK FIREPLACE
- DOUBLE GARAGE AND OFF ROAD PARKING
- STUNNING THREE BED FAMILY HOME
- SEPARATE DINING ROOM

MARKS & MANN

7 The Square, Martlesham Heath, Ipswich, Suffolk, IP5 3SL.

01473 396 007

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Nacton Road, Levington, Ipswich

Marks and Mann Ltd are pleased to offer for sale this stunning three bedroom spacious family home in the delightful village of Levington, siding onto fields and overlooking woodland to the front and rear.

This beautifully presented home comprises entrance hall, cloakroom, downstairs bedroom/study, sitting room with vaulted ceiling, double wood burner and outstanding panoramic views across the countryside, dining room, kitchen, breakfast/garden room and a separate utility room. Upstairs there are two bedrooms and the stylish family bathroom, all with spectacular views.

The property also benefits from a detached double garage, fantastic garden measuring approximately 165ft in length with patio area and lawn areas and a summerhouse.

£635,000

Nacton Road, Levington, Ipswich

Nacton Road, Levington, Ipswich

Entrance hall

Wooden floor, stairs to first floor and doors to the dining room, study and downstairs cloakroom.

Cloakroom

1.35m x 1.18m (4' 5" x 3' 10")
Window to front, tiled floor, radiator, wash hand basin and WC.

Bedroom three/study

3.32m x 2.73m (max) (10' 11" x 8' 11")
Beautifully presented room with wooden floor, internal window and radiator.

Dining room

3.95m x 3.63m (13' 0" x 11' 11")
Window to front, wooden floor, radiator, double wood burner in Inglenook fireplace with a door to the kitchen and opening to;

Sitting room

6.72m x 3.77m (22' 1" x 12' 4")
Full width window to side providing spectacular views over the countryside, radiator, double wood burner in Inglenook fireplace, double doors overlooking and leading to the rear garden.

Kitchen

Window to rear with stunning views and internal window to the sitting room, tied floor with a range of fitted matching base and eye level units with granite worktop over, sink, Rangemaster oven and space for a dishwasher and under counter fridge – concealed by matching cupboard doors. Door to;

Garden/breakfast room

3.89m x 3.58m (max) (12' 9" x 11' 9")
Window to rear, exposed brick and vaulted ceiling. Double doors overlooking and leading into the garden with a door to;

Utility room

Window to side, tiled floor, butler sink and space and plumbing for a washing machine and tumble dryer.

First floor landing

Window to rear, loft access and doors to both bedrooms and the family bathroom.

Bedroom one

3.57m x 3.03m (11' 9" x 9' 11")
Window to front, radiator, access to the airing cupboard and fitted wardrobes.

Bedroom two

3.66m (max) x 3.09m (12' 0" x 10' 2")
Window to rear, radiator.

Family bathroom

3.30m x 2.53m (10' 10" x 8' 4")
Window to rear, radiator, freestanding claw bath, shower cubicle, wash hand basin and WC.

Outside

The property is approached by a small rural track where there is a driveway providing off road parking and access to the double garage which has power and light connected. Side access leads to the rear garden.

The rear garden has a large patio to the immediate rear of the property, ideal for alfresco dining, and steps leading to the further raised patio area. Beyond this is the lawned area with stunning views over the countryside, and at the end of the garden is a summer house. There is also a log store at the rear of the property.

Important information

Tenure – Freehold.
Services – we understand that mains electricity and water are connected to the property. Heating is via an oil fired central heating system and drainage is via a septic tank.
Council tax band D.
EPC rating C.
Our ref: SM/elr.

Location

Levington lies close to the banks of the River Orwell with its own marina which is a popular location for the sailing enthusiast. Within easy travel distance are the A12/A14 trunk roads which provides superb links to the Heritage Coast, market town of Woodbridge, Felixstowe sea front and commuter links towards the south-east and London. Excellent shopping facilities including retail parks and boutique shops are close by at Martlesham, Woodbridge and Ipswich.

For the commuter there is a branch line station at Felixstowe and the mainline railway station is located at Ipswich which offers a service to London's Liverpool Street. There are local schools in nearby Nacton village including the highly regarded Orwell Park Private School. Levington is also situated within the desirable Kesgrave High School area. Levington Marina is approximately 1 mile away and there are many countryside walks along the bridleways and footpaths along the River Orwell.

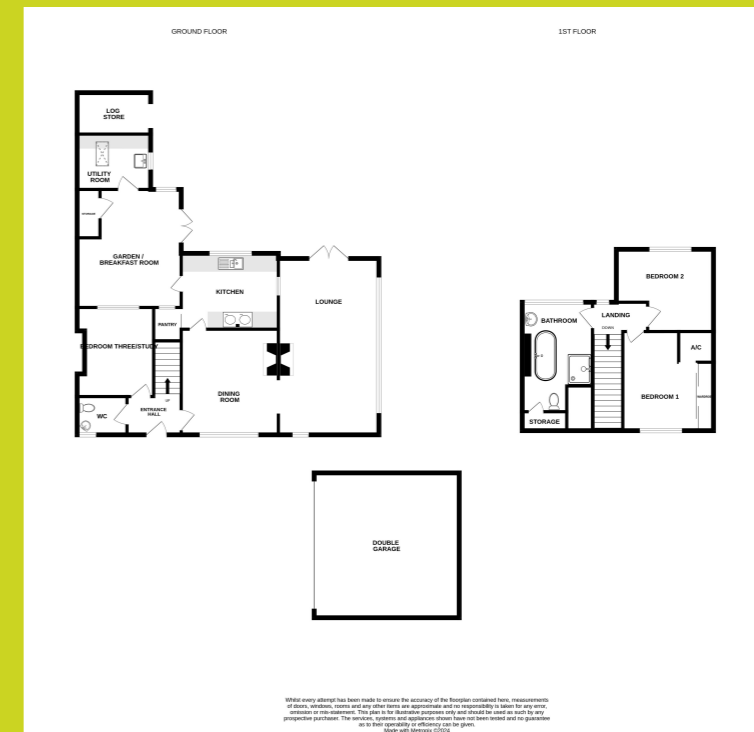
Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate.

New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

Money laundering regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



The above floor plans are not to scale and are shown for indication purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	